

CITY OF LEWISTON
PLANNING BOARD MEETING MINUTES
for January 26, 2009 – Page 1 of 2

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:30 p.m., and was chaired by Chairman Stephen Morgan.

- **Members in Attendance:** Stephen Morgan, Jonathan Earle, Denis Fortier, Lucy Bisson, Paul Robinson, Roger Philippon and David Vincent **Absent:** None

- **Associate Members Present:** Bruce Damon and Trinh Burpee **Absent:** None.

- **Staff Present:** Gildace Arsenault, Director of Planning and Code Enforcement; David Hediger, City Planner; and Joline Boulay, Senior Principal Clerk of Planning & Code Enforcement.

II. RECOGNITION OF JIM HORN: Jim was unable to be present.

III. ADJUSTMENTS TO THE AGENDA: The agenda was revised to include Sub Item A - A proposed "de minimus" change request to the Gloria Nye Subdivision at 191 Dyer Road

IV. CORRESPONDENCE: Copy of map delineating city owned properties.

V. HEARING: A. A proposed "de minimus" change request to the Gloria Nye Subdivision, Revision 3.

David Hediger spoke in regards to the proposed "de minimus" change" request to the Gloria Nye Subdivision. David stated that the request is to eliminate Note 13 (b), which reads "the minimum square footage of living area and any dwelling erected on any lot shall be a minimum of 1,500 square feet."

Mr. Nye addressed the Board in regards to the proposed change, stating he has been unable to sell any lots. Health issues and tough economical times have made it very difficult. He also stated that with the elimination of the note, it may enable more interested buyers.

There were no concerns from the Police, Fire, and Public Works Departments.

There being no further comments or concerns, the public portion of this meeting was then closed and brought back to the Board for the following motion.

MOTION: by *Lucy Bisson*, that the Planning Board determines the request submitted by Charles Nye to eliminate Note 13 (b), which reads "the minimum square footage of living area and any dwelling erected on any lot shall be a minimum of 1,500 square feet", was granted approval and meets all of the necessary approval criteria contained under Appendix A, Article 13, Section 3(k) of the Zoning and Land Use Code with the no conditions.

Second by Roger Philippon.

VOTED: 7-0 (Passed).

B. Review and make recommendations to city council with the regard to the disposition of city owned properties. David presented three lists to the board to view and make recommendations to the city council with the regard to the disposition of the city owned properties. There was discussion with the Board regarding the City properties to sell. Paul Robinson suggested that the board have an opportunity to drive by and locate the properties to determine whether properties were developable. Steve Morgan suggested staff create maps with property locations, dimensions of properties, assessed values, and recommendations regarding the highest and best use for the properties. Steve also suggested that staff consider Joseph Grube, chief assessor, be involved in the process. He also suggested draft language be provided as to how abutters should be notified, as well as the general public, to the sale of the properties. David stated he would return to the Board at the next scheduled meeting with assessed values, revised listings of civic and non civic owned properties, and descriptions of how developable a lot is.

VI. OTHER BUSINESS:

A. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None.

VII. OLD BUSINESS:

- A. Zoning and Land Use updates, including zoning matrix, SR districts and open space provisions. No update.*
- B. A discussion about permitted uses and storefront appearances in the Centreville (CV) zoning district. No updates.*
- C. A discussion regarding Urban Design Standards. No updates.*

VIII. MINUTES: Draft Meeting Minutes for Planning Board Meetings held on January 12, 2009

These minutes were not available for review or approval at this meeting, therefore, no motion was made.

IX. ADJOURNMENT: The following motion was made to adjourn.

MOTION: *by Lucy Bisson that the Planning Board adjourn this meeting at 6:50 p.m. Second by Stephen Morgan.*

VOTED: *7-0 (Passed).*

Respectfully submitted,



Jonathan Earle, Planning Board Secretary

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